



**CONNECTICUT HOUSING
PRODUCTION AND PERMIT
AUTHORIZED CONSTRUCTION**



ONSTRUCTION REPORT

2000



STATE OF CONNECTICUT

DECD

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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INTRODUCTION

The Department of Economic and Community Development (DECD), the lead agency in matters related to housing, economic development and community development in Connecticut, monitors housing growth, analyze trends, and collects data concerning the private sector of the housing market. DECD annually publishes statistics on housing production in the state, and distributes a monthly update to all interested parties.

This report represents the annual statistics on permit-authorized construction, specifically the additions to and reductions from the Connecticut housing inventory. The statistics are based on reports submitted by local building permit offices in response to a monthly survey conducted by the Construction Statistics Division of the U. S. Bureau of the Census.

Beginning in 1996, the Bureau of the Census changed the reporting forms used by towns to transmit these data. Towns no longer report on permits for demolitions, additions and alterations or distinguish between the privately owned and publicly owned units. In 1997, the Bureau of Census further eliminated distinguishing between one-unit attached and one-unit detached building permits. Therefore, only one-unit permits are issued and reported.

DECD, on behalf of Connecticut, acts as a cooperating agency in this survey. The data contained in this report were subject to continuous revision. For data and information regarding this report, please contact Kolie Sun Chang at 860-270-8167 or e-mail her: kolie.chang@po.state.ct.us

TOTAL HOUSING PRODUCTION

According to the recent released housing statistics from the Bureau of the Census, Connecticut authorized 9,376 new units in 2000, the fourth highest permit production during the last decade. Among them, 8,158 were single-family units, 150 units from the duplex buildings, 94 units were from three & four-unit buildings, and 974 units of condominium. Compared to a year ago, total production declined 1,262 units or 11.9 percent. Please refer to fig. 1.

Figure 1 - New Housing Units

Structure Type/Year	2000	1999	Change from	% Change
			1999-2000	
One-Unit	8,158	9,249	-1,091	-11.8%
Two-Unit	150	90	60	66.7%
Three & Four-Unit	94	64	30	46.9%
Five-or-More-Unit	974	1,234	-260	-21.1%
Total Units	9,376	10,637	-1,261	-11.9%

DEMOLITION AND NET GAIN

Again, at the end of 2000, DECD sent out a survey to collect the residential demolition permits issued. Among 169 municipalities, 155 towns (or 92 percent) responded to our request and yielded 1,790 units demolished. Hartford issued the most demolition permits with 248 units, Bridgeport with 215, New Haven with 122, and Waterbury with 95 and New Britain with 79. The five cities contributed 42 percent of all demolition permits. The net gain to Connecticut's housing inventory totaled 7,586 units in 2000. This was a decrease of 12 percent from 1999's net gain of 8,636. The reader should consult the table "Net Gain in Rank Order" for more information.

COUNTIES

In 2000, Fairfield County authorized the largest number of new residential permits with 2,278, followed by New Haven County with 1,918, and Hartford County with 1,705. These three counties combined accounted for 62.9 percent of total permits issued. Compared with a year ago, Hartford County had the largest decrease of 477 units, followed by New Haven County of 416 units. Middlesex County performed almost at the same level of last year.

Comparing from the decade of 1990 to 2000, new housing permits authorized increased 16 percent at the State level. Among the counties, Middlesex, Tolland and Fairfield counties outpaced the State level with percentage increases of 115 percent, 94 percent and 40 percent respectively during the same period. While Litchfield, Windham and New Haven counties posted decreases by 13 percent, 11 percent and 3 percent respectively between 1990 and 2000. Figure 2 presents the changes and percentage changes of the housing units permitted by county in 2000, 1999 and 1990. Please refer to figure 2.

Figure 2 - Change in Connecticut Housing Permits by County

State & Counties	2000	1999	1990	Units Change 1999-2000	Units Change 1990-2000	% Change 1990-2000
Connecticut	9,376	10,637	8,080	-1,261	1,296	16.0%
Fairfield County	2,278	2,343	1,623	-65	655	40.4%
Hartford County	1,705	2,182	1,703	-477	2	0.1%
Litchfield County	725	846	837	-121	-112	-13.4%
Middlesex County	867	869	403	-2	464	115.1%
New Haven County	1,918	2,334	1,969	-416	-51	-2.6%
New London County	814	879	765	-65	49	6.4%
Tolland County	693	792	358	-99	335	93.6%
Windham County	376	392	422	-16	-46	-10.9%

MUNICIPALITIES

Stamford led all Connecticut communities with 571 permits issued. Danbury ranked second with 381 units, followed by Southington with 216 units, Hamden with 208 units, and Milford with 195 units. These top five communities combined accounted for about 16.8 percent of the total permits authorized.

CONSTRUCTION VALUE

The valuation of construction is the cost of construction as recorded on the building permit. This figure usually excludes the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations.

The total investment in authorized construction activity was an estimated \$1.425 billion during 2000. This was a decrease of 2.8 percent from 1999's level of \$1.466 billion. The average construction value of single unit housing showed an increase of 9.7 percent from \$148,435 in 1999 to \$162,845 in 2000, and 17.7 percent higher compared to the level of 1998.

INVENTORY CHANGE

Connecticut's inventory of residential units was estimated to be 1,399,819 at the end of 2000. This estimate was based on a net gain of 78,969 housing units authorized from January of 1991 through December of 2000, added to the base of 1,320,850 housing units reported in the 1990 census. Figure 3 illustrates changes in the housing unit inventory between 1990 and 2000.

Figure 3 - Change in Connecticut Housing Inventory

Structure Type	2000	1990	Change	
			1990-1999	% Change
One-Unit	889,770	815,307	74,463	9.1%
Two-Unit	121,349	121,177	172	0.1%
Three & Four-Unit	122,155	122,423	-268	-0.2%
Five-or-More-Unit	239,742	230,989	8,753	3.8%
Other	30,964	30,954	10	0.0%
Demolitions	4161*			
Total Units	1,399,819	1,320,850	78,969	6.0%

* Includes 1998 demolitions units 2,968 and 1997 demolitions units 1,193

Starting with the 1991 edition of this report, 1990 census figures were utilized as the base for Connecticut's housing unit inventory. Prior reports relied on the 1980 census housing unit count as the base for housing unit inventory.

There are some differences in comparability between the 1990 census and the 1980 census regarding data collection and classification of several survey items in the housing unit inventory. In 1980, data on mobile homes and trailers were shown only for year-round housing units. In 1990, these data were shown for all housing units.

Also, the category, "Boat, tent, van, etc." was replaced in 1990 by the category "Other". This category is for any living quarters occupied as a housing unit that does not fit into the previous categories. Houseboats, campers, vans, and railroad cars are examples that would fit into this category. In some areas, the proportions of units classified as "Other" is far larger than the number of units that were classified as "Boat, tent, van, etc." in 1980.

Connecticut New Housing Authorizations in 2000
By State and Counties

Permit-issuing Places	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Total 2000 Demolitions	Net Gain
State	9,376	8,158	150	94	974	1,790	7,586
Fairfield	2,278	1,602	48	72	556	602	1,676
Hartford	1,705	1,619	58	16	12	480	1,225
Litchfield	725	718	2	0	5	60	665
Middlesex	867	765	14	6	82	47	820
New Haven	1,918	1,597	26	0	295	424	1,494
New London	814	814	0	0	0	133	681
Tolland	693	693	0	0	0	22	671
Windham	376	350	2	0	24	22	354

Connecticut New Housing Authorizations in 2000
In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Connecticut		9,376	8,158	150	94	974	1,790	7,586	
Andover	Tolland	14	14	0	0	0	0	14	137
Ansonia	New Haven	38	32	6	0	0	7	31	88
Ashford	Windham	22	22	0	0	0	0	22	105
Avon	Hartford	97	97	0	0	0	5	92	18
Barkhamsted	Litchfield	16	16	0	0	0	0	16	132
Beacon Falls	New Haven	48	48	0	0	0	0	48	58
Berlin	Hartford	103	93	2	8	0	5	98	16
Bethany	New Haven	29	29	0	0	0	1	28	92
Bethel	Fairfield	40	40	0	0	0	23	17	126
Bethlehem	Litchfield	20	18	2	0	0	0	20	112
Bloomfield	Hartford	33	33	0	0	0	2	31	89
Bolton	Tolland	21	21	0	0	0	1	20	113
Bozrah	New London	11	11	0	0	0	0	11	142
Branford	New Haven	38	26	12	0	0	11	27	93
Bridgeport	Fairfield	106	56	0	3	47	215	-109	168
Bridgewater	Litchfield	10	10	0	0	0	0	10	145
Bristol	Hartford	77	77	0	0	0	34	43	66
Brookfield	Fairfield	46	46	0	0	0	2	44	64
Brooklyn	Windham	26	26	0	0	0	0	26	97
Burlington	Hartford	64	64	0	0	0	1	63	37
Canaan	Litchfield	3	3	0	0	0	0	3	161
Canterbury	Windham	20	20	0	0	0	2	18	122
Canton	Hartford	36	36	0	0	0	0	36	81
Chaplin	Windham	14	14	0	0	0	0	14	138
Cheshire	New Haven	68	68	0	0	0	2	66	33

Chester	Middlesex	15	15	0	0	0	2	13	139
Clinton	Middlesex	48	48	0	0	0	10	38	80
Colchester	New London	95	95	0	0	0	1	94	17
Colebrook	Litchfield	8	8	0	0	0	0	8	151
Columbia	Tolland	24	24	0	0	0	1	23	101
Cornwall	Litchfield	4	4	0	0	0	0	4	156
Coventry	Tolland	80	80	0	0	0	1	79	27
Cromwell	Middlesex	114	94	14	6	0	1	113	15
Danbury	Fairfield	381	315	10	56	0	14	367	2
Darien	Fairfield	48	48	0	0	0	29	19	115
Deep River	Middlesex	23	23	0	0	0	1	22	106
Derby	New Haven	22	22	0	0	0	0	22	107
Durham	Middlesex	63	63	0	0	0	3	60	42
East Granby	Hartford	29	29	0	0	0	0	29	91
East Haddam	Middlesex	76	76	0	0	0	3	73	29
East Hampton	Middlesex	76	76	0	0	0	5	71	31
East Hartford	Hartford	11	11	0	0	0	12	-1	164
East Haven	New Haven	40	40	0	0	0	1	39	78
East Lyme	New London	74	74	0	0	0	10	64	35
East Windsor	Hartford	50	50	0	0	0	6	44	65
Eastford	Windham	6	6	0	0	0	0	6	153
Easton	Fairfield	42	42	0	0	0	2	40	77
Ellington	Tolland	129	129	0	0	0	1	128	9
Enfield	Hartford	32	32	0	0	0	11	21	109
Essex	Middlesex	42	42	0	0	0	1	41	72
Fairfield	Fairfield	42	42	0	0	0	17	25	98
Farmington	Hartford	98	98	0	0	0	10	88	20
Franklin	New London	9	9	0	0	0	0	9	148
Glastonbury	Hartford	124	124	0	0	0	6	118	10
Goshen	Litchfield	42	42	0	0	0	1	41	73
Granby	Hartford	60	60	0	0	0	7	53	49
Greenwich	Fairfield	136	128	8	0	0	79	57	45
Griswold	New London	39	39	0	0	0	4	35	84
Groton	New London	119	119	0	0	0	2	117	12
Guilford	New Haven	88	88	0	0	0	8	80	25
Haddam	Middlesex	36	36	0	0	0	0	36	82

Hamden	New Haven	208	146	0	0	62	5	203	4
Hampton	Windham	18	18	0	0	0	0	18	123
Hartford	Hartford	61	11	50	0	0	248	-187	169
Hartland	Hartford	9	9	0	0	0	0	9	149
Harwinton	Litchfield	25	25	0	0	0	0	25	99
Hebron	Tolland	41	41	0	0	0	0	41	74
Kent	Litchfield	12	12	0	0	0	1	11	143
Killingly	Windham	42	42	0	0	0	0	42	70
Killingworth	Middlesex	37	37	0	0	0	1	36	83
Lebanon	New London	42	42	0	0	0	1	41	75
Ledyard	New London	40	40	0	0	0	1	39	79
Lisbon	New London	19	19	0	0	0	0	19	116
Litchfield	Litchfield	23	23	0	0	0	0	23	102
Lyme	New London	15	15	0	0	0	0	15	134
Madison	New Haven	166	61	0	0	105	4	162	7
Manchester	Hartford	54	54	0	0	0	9	45	63
Mansfield	Tolland	46	46	0	0	0	0	46	61
Marlborough	Hartford	35	35	0	0	0	1	34	85
Meriden	New Haven	68	68	0	0	0	36	32	87
Middlebury	New Haven	34	34	0	0	0	7	27	94
Middlefield	Middlesex	15	15	0	0	0	0	15	135
Middletown	Middlesex	179	97	0	0	82	7	172	5
Milford	New Haven	195	148	2	0	45	29	166	6
Monroe	Fairfield	51	51	0	0	0	4	47	59
Montville	New London	79	79	0	0	0	6	73	30
Morris	Litchfield	17	17	0	0	0	0	17	127
Naugatuck	New Haven	68	68	0	0	0	25	43	67
New Britain	Hartford	13	13	0	0	0	79	-66	165
New Canaan	Fairfield	58	58	0	0	0	36	22	108
New Fairfield	Fairfield	28	28	0	0	0	1	27	95
New Hartford	Litchfield	48	48	0	0	0	2	46	62
New Haven	New Haven	25	25	0	0	0	122	-97	167
New London	New London	1	1	0	0	0	85	-84	166
New Milford	Litchfield	123	123	0	0	0	8	115	13
Newington	Hartford	50	50	0	0	0	0	50	53
Newtown	Fairfield	103	103	0	0	0	15	88	21

Norfolk	Litchfield	4	4	0	0	0	0	4	157
North Branford	New Haven	23	23	0	0	0	3	20	114
North Canaan	Litchfield	4	4	0	0	0	1	3	162
North Haven	New Haven	90	30	0	0	60	0	90	19
North Stonington	New London	23	23	0	0	0	0	23	103
Norwalk	Fairfield	116	80	24	3	9	30	86	22
Norwich	New London	29	29	0	0	0	13	16	133
Old Lyme	New London	26	26	0	0	0	2	24	100
Old Saybrook	Middlesex	23	23	0	0	0	5	18	124
Orange	New Haven	19	19	0	0	0	0	19	117
Oxford	New Haven	84	84	0	0	0	0	84	23
Plainfield	Windham	87	63	0	0	24	3	84	24
Plainville	Hartford	19	19	0	0	0	2	17	128
Plymouth	Litchfield	53	48	0	0	5	0	53	50
Pomfret	Windham	23	23	0	0	0	0	23	104
Portland	Middlesex	62	62	0	0	0	5	57	46
Preston	New London	19	19	0	0	0	0	19	118
Prospect	New Haven	64	64	0	0	0	0	64	36
Putnam	Windham	13	13	0	0	0	7	6	154
Redding	Fairfield	50	50	0	0	0	1	49	56
Ridgefield	Fairfield	68	68	0	0	0	7	61	41
Rocky Hill	Hartford	65	51	0	8	6	2	63	38
Roxbury	Litchfield	24	24	0	0	0	3	21	110
Salem	New London	18	18	0	0	0	0	18	125
Salisbury	Litchfield	9	9	0	0	0	5	4	158
Scotland	Windham	7	7	0	0	0	0	7	152
Seymour	New Haven	43	41	2	0	0	0	43	68
Sharon	Litchfield	13	13	0	0	0	0	13	140
Shelton	Fairfield	121	117	0	4	0	3	118	11
Sherman	Fairfield	27	27	0	0	0	0	27	96
Simsbury	Hartford	34	34	0	0	0	1	33	86
Somers	Tolland	58	58	0	0	0	8	50	54
South Windsor	Hartford	64	64	0	0	0	1	63	39
Southbury	New Haven	81	81	0	0	0	1	80	26
Southington	Hartford	216	206	4	0	6	11	205	3
Sprague	New London	3	3	0	0	0	0	3	163

Stafford	Tolland	43	43	0	0	0	0	43	69
Stamford	Fairfield	571	64	4	3	500	21	550	1
Sterling	Windham	17	15	2	0	0	0	17	129
Stonington	New London	69	69	0	0	0	6	63	40
Stratford	Fairfield	23	21	2	0	0	11	12	141
Suffield	Hartford	83	83	0	0	0	5	78	28
Thomaston	Litchfield	53	53	0	0	0	0	53	51
Thompson	Windham	26	26	0	0	0	9	17	130
Tolland	Tolland	153	153	0	0	0	1	152	8
Torrington	Litchfield	71	71	0	0	0	24	47	60
Trumbull	Fairfield	69	69	0	0	0	3	66	34
Union	Tolland	5	5	0	0	0	0	5	155
Vernon	Tolland	62	62	0	0	0	9	53	52
Voluntown	New London	15	15	0	0	0	0	15	136
Wallingford	New Haven	136	124	0	0	12	21	115	14
Warren	Litchfield	10	10	0	0	0	0	10	146
Washington	Litchfield	10	10	0	0	0	0	10	147
Waterbury	New Haven	114	101	2	0	11	95	19	119
Waterford	New London	69	69	0	0	0	2	67	32
Watertown	Litchfield	65	65	0	0	0	7	58	44
West Hartford	Hartford	58	56	2	0	0	9	49	57
West Haven	New Haven	43	43	0	0	0	39	4	159
Westbrook	Middlesex	58	58	0	0	0	3	55	48
Weston	Fairfield	32	32	0	0	0	11	21	111
Westport	Fairfield	76	76	0	0	0	65	11	144
Wethersfield	Hartford	24	24	0	0	0	5	19	120
Willington	Tolland	17	17	0	0	0	0	17	131
Wilton	Fairfield	44	41	0	3	0	13	31	90
Winchester	Litchfield	15	15	0	0	0	6	9	150
Windham	Windham	5	5	0	0	0	1	4	160
Windsor	Hartford	59	59	0	0	0	3	56	47
Windsor Locks	Hartford	47	47	0	0	0	5	42	71
Wolcott	New Haven	64	64	0	0	0	4	60	43
Woodbridge	New Haven	22	20	2	0	0	3	19	121
Woodbury	Litchfield	43	43	0	0	0	2	41	76
Woodstock	Windham	50	50	0	0	0	0	50	55

Housing Units and Residential Construction Activity Authorized in 2000
In Alphabetical Order
Valuations of Residential Construction

State/Towns	Units	Single Family		All Units (Including Single & Multi-Units)		
		Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Connecticut	8,158	\$1,328,486,953	\$162,845	9,376	\$1,425,046,165	\$151,989
Andover	14	1,639,330	117,095	14	1,639,330	117,095
Ansonia	32	2,509,000	78,406	38	2,742,000	72,158
Ashford	22	2,143,410	97,428	22	2,143,410	97,428
Avon	97	17,540,910	180,834	97	17,540,910	180,834
Barkhamsted	16	1,830,290	114,393	16	1,830,290	114,393
Beacon Falls	48	3,483,000	72,563	48	3,483,000	72,563
Berlin	93	10,657,229	114,594	103	11,468,585	111,345
Bethany	29	5,779,255	199,285	29	5,779,255	199,285
Bethel	40	8,309,542	207,739	40	8,309,542	207,739
Bethlehem	18	3,655,000	203,056	20	3,930,000	196,500
Bloomfield	33	2,628,136	79,640	33	2,628,136	79,640
Bolton	21	4,605,280	219,299	21	4,605,280	219,299
Bozrah	11	1,454,000	132,182	11	1,454,000	132,182
Branford	26	4,694,200	180,546	38	5,984,200	157,479
Bridgeport	56	2,995,081	53,484	106	4,095,081	38,633
Bridgewater	10	2,300,909	230,091	10	2,300,909	230,091
Bristol	77	9,157,700	118,931	77	9,157,700	118,931
Brookfield	46	7,809,276	169,767	46	7,809,276	169,767
Brooklyn	26	2,985,000	114,808	26	2,985,000	114,808
Burlington	64	10,465,019	163,516	64	10,465,019	163,516
Canaan	3	180,725	60,242	3	180,725	60,242
Canterbury	20	1,909,088	95,454	20	1,909,088	95,454
Canton	36	6,316,667	175,463	36	6,316,667	175,463
Chaplin	14	758,786	54,199	14	758,786	54,199
Cheshire	68	8,907,063	130,986	68	8,907,063	130,986

Chester	15	2,964,302	197,620	15	2,964,302	197,620
Clinton	48	5,898,084	122,877	48	5,898,084	122,877
Colchester	95	9,649,000	101,568	95	9,649,000	101,568
Colebrook	8	747,912	93,489	8	747,912	93,489
Columbia	24	3,420,247	142,510	24	3,420,247	142,510
Cornwall	4	517,288	129,322	4	517,288	129,322
Coventry	80	9,634,237	120,428	80	9,634,237	120,428
Cromwell	94	12,042,964	128,117	114	13,415,486	117,680
Danbury	315	42,679,693	135,491	381	43,940,113	115,328
Darien	48	40,407,000	841,813	48	40,407,000	841,813
Deep River	23	3,794,525	164,979	23	3,794,525	164,979
Derby	22	1,972,790	89,672	22	1,972,790	89,672
Durham	63	8,228,740	130,615	63	8,228,740	130,615
East Granby	29	4,279,565	147,571	29	4,279,565	147,571
East Haddam	76	10,277,050	135,224	76	10,277,050	135,224
East Hampton	76	7,696,916	101,275	76	7,696,916	101,275
East Hartford	11	1,000,050	90,914	11	1,000,050	90,914
East Haven	40	4,066,891	101,672	40	4,066,891	101,672
East Lyme	74	12,065,518	163,048	74	12,065,518	163,048
East Windsor	50	6,017,569	120,351	50	6,017,569	120,351
Eastford	6	696,809	116,135	6	696,809	116,135
Easton	42	14,332,981	341,261	42	14,332,981	341,261
Ellington	129	21,671,589	167,997	129	21,671,589	167,997
Enfield	32	2,720,130	85,004	32	2,720,130	85,004
Essex	42	8,878,930	211,403	42	8,878,930	211,403
Fairfield	42	8,284,151	197,242	42	8,284,151	197,242
Farmington	98	13,468,738	137,436	98	13,468,738	137,436
Franklin	9	1,168,775	129,864	9	1,168,775	129,864
Glastonbury	124	22,740,638	183,392	124	22,740,638	183,392
Goshen	42	6,960,001	165,714	42	6,960,001	165,714
Granby	60	8,434,149	140,569	60	8,434,149	140,569
Greenwich	128	81,677,001	638,102	136	83,137,001	611,301
Griswold	39	3,246,300	83,238	39	3,246,300	83,238
Groton	119	12,801,978	107,580	119	12,801,978	107,580
Guilford	88	17,185,110	195,285	88	17,185,110	195,285
Haddam	36	3,927,754	109,104	36	3,927,754	109,104

Hamden	146	11,679,000	79,993	208	14,919,000	71,726
Hampton	18	1,855,818	103,101	18	1,855,818	103,101
Hartford	11	671,563	61,051	61	3,494,204	57,282
Hartland	9	1,085,255	120,584	9	1,085,255	120,584
Harwinton	25	3,666,000	146,640	25	3,666,000	146,640
Hebron	41	8,547,278	208,470	41	8,547,278	208,470
Kent	12	2,111,713	175,976	12	2,111,713	175,976
Killingly	42	3,475,184	82,742	42	3,475,184	82,742
Killingworth	37	7,913,540	213,879	37	7,913,540	213,879
Lebanon	42	3,895,171	92,742	42	3,895,171	92,742
Ledyard	40	4,906,400	122,660	40	4,906,400	122,660
Lisbon	19	1,641,379	86,388	19	1,641,379	86,388
Litchfield	23	4,088,000	177,739	23	4,088,000	177,739
Lyme	15	4,996,570	333,105	15	4,996,570	333,105
Madison	61	16,734,837	274,342	166	22,012,967	132,608
Manchester	54	6,450,843	119,460	54	6,450,843	119,460
Mansfield	46	6,919,064	150,414	46	6,919,064	150,414
Marlborough	35	6,488,443	185,384	35	6,488,443	185,384
Meriden	68	4,900,980	72,073	68	4,900,980	72,073
Middlebury	34	7,392,000	217,412	34	7,392,000	217,412
Middlefield	15	2,090,000	139,333	15	2,090,000	139,333
Middletown	97	6,311,134	65,063	179	7,414,823	41,424
Milford	148	19,391,844	131,026	195	21,161,844	108,522
Monroe	51	9,965,000	195,392	51	9,965,000	195,392
Montville	79	12,926,070	163,621	79	12,926,070	163,621
Morris	17	1,909,000	112,294	17	1,909,000	112,294
Naugatuck	68	6,554,791	96,394	68	6,554,791	96,394
New Britain	13	628,342	48,334	13	628,342	48,334
New Canaan	58	38,152,000	657,793	58	38,152,000	657,793
New Fairfield	28	4,150,074	148,217	28	4,150,074	148,217
New Hartford	48	6,575,000	136,979	48	6,575,000	136,979
New Haven	25	1,825,900	73,036	25	1,825,900	73,036
New London	1	93,000	93,000	1	93,000	93,000
New Milford	123	22,669,338	184,304	123	22,669,338	184,304
Newington	50	5,490,644	109,813	50	5,490,644	109,813
Newtown	103	24,928,732	242,027	103	24,928,732	242,027

Norfolk	4	2,482,500	620,625	4	2,482,500	620,625
North Branford	23	2,532,266	110,099	23	2,532,266	110,099
North Canaan	4	608,530	152,133	4	608,530	152,133
North Haven	30	5,185,650	172,855	90	6,867,510	76,306
North Stonington	23	2,535,000	110,217	23	2,535,000	110,217
Norwalk	80	15,373,000	192,163	116	17,714,500	152,711
Norwich	29	2,692,565	92,847	29	2,692,565	92,847
Old Lyme	26	6,446,021	247,924	26	6,446,021	247,924
Old Saybrook	23	4,516,060	196,350	23	4,516,060	196,350
Orange	19	3,261,000	171,632	19	3,261,000	171,632
Oxford	84	11,530,000	137,262	84	11,530,000	137,262
Plainfield	63	4,594,000	72,921	87	6,140,165	70,577
Plainville	19	1,593,899	83,889	19	1,593,899	83,889
Plymouth	48	6,309,000	131,438	53	6,409,000	120,925
Pomfret	23	2,888,360	125,581	23	2,888,360	125,581
Portland	62	7,038,571	113,525	62	7,038,571	113,525
Preston	19	2,690,050	141,582	19	2,690,050	141,582
Prospect	64	9,376,000	146,500	64	9,376,000	146,500
Putnam	13	1,293,214	99,478	13	1,293,214	99,478
Redding	50	18,637,141	372,743	50	18,637,141	372,743
Ridgefield	68	31,190,233	458,680	68	31,190,233	458,680
Rocky Hill	51	6,270,000	122,941	65	7,148,000	109,969
Roxbury	24	5,726,250	238,594	24	5,726,250	238,594
Salem	18	2,549,400	141,633	18	2,549,400	141,633
Salisbury	9	2,925,000	325,000	9	2,925,000	325,000
Scotland	7	591,000	84,429	7	591,000	84,429
Seymour	41	3,998,564	97,526	43	4,079,564	94,874
Sharon	13	4,386,234	337,403	13	4,386,234	337,403
Shelton	117	10,770,688	92,057	121	11,074,648	91,526
Sherman	27	6,026,200	223,193	27	6,026,200	223,193
Simsbury	34	7,406,149	217,828	34	7,406,149	217,828
Somers	58	8,225,178	141,813	58	8,225,178	141,813
South Windsor	64	8,219,258	128,426	64	8,219,258	128,426
Southbury	81	12,582,035	155,334	81	12,582,035	155,334
Southington	206	17,412,710	84,528	216	17,990,835	83,291
Sprague	3	347,000	115,667	3	347,000	115,667

Stafford	43	4,333,300	100,774	43	4,333,300	100,774
Stamford	64	14,683,500	229,430	571	80,056,500	140,204
Sterling	15	1,282,000	85,467	17	1,370,000	80,588
Stonington	69	11,392,920	165,115	69	11,392,920	165,115
Stratford	21	2,131,500	101,500	23	2,251,500	97,891
Suffield	83	13,021,200	156,882	83	13,021,200	156,882
Thomaston	53	8,524,310	160,836	53	8,524,310	160,836
Thompson	26	3,842,278	147,780	26	3,842,278	147,780
Tolland	153	16,354,000	106,889	153	16,354,000	106,889
Torrington	71	6,309,256	88,863	71	6,309,256	88,863
Trumbull	69	10,992,288	159,309	69	10,992,288	159,309
Union	5	847,000	169,400	5	847,000	169,400
Vernon	62	5,436,240	87,681	62	5,436,240	87,681
Voluntown	15	1,506,000	100,400	15	1,506,000	100,400
Wallingford	124	16,123,745	130,030	136	16,566,865	121,815
Warren	10	2,175,503	217,550	10	2,175,503	217,550
Washington	10	2,167,374	216,737	10	2,167,374	216,737
Waterbury	101	5,104,000	50,535	114	5,332,000	46,772
Waterford	69	9,773,575	141,646	69	9,773,575	141,646
Watertown	65	8,658,649	133,210	65	8,658,649	133,210
West Hartford	56	6,241,817	111,461	58	6,453,817	111,273
West Haven	43	2,506,000	58,279	43	2,506,000	58,279
Westbrook	58	6,513,860	112,308	58	6,513,860	112,308
Weston	32	23,727,556	741,486	32	23,727,556	741,486
Westport	76	35,299,375	464,465	76	35,299,375	464,465
Wethersfield	24	3,250,400	135,433	24	3,250,400	135,433
Willington	17	2,439,527	143,502	17	2,439,527	143,502
Wilton	41	10,970,571	267,575	44	11,443,295	260,075
Winchester	15	2,007,722	133,848	15	2,007,722	133,848
Windham	5	311,000	62,200	5	311,000	62,200
Windsor	59	7,211,826	122,234	59	7,211,826	122,234
Windsor Locks	47	2,988,295	63,581	47	2,988,295	63,581
Wolcott	64	7,341,674	114,714	64	7,341,674	114,714
Woodbridge	20	4,125,500	206,275	22	4,220,500	191,841
Woodbury	43	8,648,214	201,121	43	8,648,214	201,121
Woodstock	50	6,687,074	133,741	50	6,687,074	133,741

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Connecticut		9,376	8,158	150	94	974	1,790	7,586	
Stamford	Fairfield	571	64	4	3	500	21	550	1
Danbury	Fairfield	381	315	10	56	0	14	367	2
Southington	Hartford	216	206	4	0	6	11	205	3
Hamden	New Haven	208	146	0	0	62	5	203	4
Middletown	Middlesex	179	97	0	0	82	7	172	5
Milford	New Haven	195	148	2	0	45	29	166	6
Madison	New Haven	166	61	0	0	105	4	162	7
Tolland	Tolland	153	153	0	0	0	1	152	8
Ellington	Tolland	129	129	0	0	0	1	128	9
Glastonbury	Hartford	124	124	0	0	0	6	118	10
Shelton	Fairfield	121	117	0	4	0	3	118	11
Groton	New London	119	119	0	0	0	2	117	12
New Milford	Litchfield	123	123	0	0	0	8	115	13
Wallingford	New Haven	136	124	0	0	12	21	115	14
Cromwell	Middlesex	114	94	14	6	0	1	113	15
Berlin	Hartford	103	93	2	8	0	5	98	16
Colchester	New London	95	95	0	0	0	1	94	17
Avon	Hartford	97	97	0	0	0	5	92	18
North Haven	New Haven	90	30	0	0	60	0	90	19
Farmington	Hartford	98	98	0	0	0	10	88	20
Newtown	Fairfield	103	103	0	0	0	15	88	21
Norwalk	Fairfield	116	80	24	3	9	30	86	22
Oxford	New Haven	84	84	0	0	0	0	84	23
Plainfield	Windham	87	63	0	0	24	3	84	24
Guilford	New Haven	88	88	0	0	0	8	80	25

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Southbury	New Haven	81	81	0	0	0	1	80	26
Coventry	Tolland	80	80	0	0	0	1	79	27
Suffield	Hartford	83	83	0	0	0	5	78	28
East Haddam	Middlesex	76	76	0	0	0	3	73	29
Montville	New London	79	79	0	0	0	6	73	30
East Hampton	Middlesex	76	76	0	0	0	5	71	31
Waterford	New London	69	69	0	0	0	2	67	32
Cheshire	New Haven	68	68	0	0	0	2	66	33
Trumbull	Fairfield	69	69	0	0	0	3	66	34
East Lyme	New London	74	74	0	0	0	10	64	35
Prospect	New Haven	64	64	0	0	0	0	64	36
Burlington	Hartford	64	64	0	0	0	1	63	37
Rocky Hill	Hartford	65	51	0	8	6	2	63	38
South Windsor	Hartford	64	64	0	0	0	1	63	39
Stonington	New London	69	69	0	0	0	6	63	40
Ridgefield	Fairfield	68	68	0	0	0	7	61	41
Durham	Middlesex	63	63	0	0	0	3	60	42
Wolcott	New Haven	64	64	0	0	0	4	60	43
Watertown	Litchfield	65	65	0	0	0	7	58	44
Greenwich	Fairfield	136	128	8	0	0	79	57	45
Portland	Middlesex	62	62	0	0	0	5	57	46
Windsor	Hartford	59	59	0	0	0	3	56	47
Westbrook	Middlesex	58	58	0	0	0	3	55	48
Granby	Hartford	60	60	0	0	0	7	53	49
Plymouth	Litchfield	53	48	0	0	5	0	53	50
Thomaston	Litchfield	53	53	0	0	0	0	53	51
Vernon	Tolland	62	62	0	0	0	9	53	52

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Newington	Hartford	50	50	0	0	0	0	50	53
Somers	Tolland	58	58	0	0	0	8	50	54
Woodstock	Windham	50	50	0	0	0	0	50	55
Redding	Fairfield	50	50	0	0	0	1	49	56
West Hartford	Hartford	58	56	2	0	0	9	49	57
Beacon Falls	New Haven	48	48	0	0	0	0	48	58
Monroe	Fairfield	51	51	0	0	0	4	47	59
Torrington	Litchfield	71	71	0	0	0	24	47	60
Mansfield	Tolland	46	46	0	0	0	0	46	61
New Hartford	Litchfield	48	48	0	0	0	2	46	62
Manchester	Hartford	54	54	0	0	0	9	45	63
Brookfield	Fairfield	46	46	0	0	0	2	44	64
East Windsor	Hartford	50	50	0	0	0	6	44	65
Bristol	Hartford	77	77	0	0	0	34	43	66
Naugatuck	New Haven	68	68	0	0	0	25	43	67
Seymour	New Haven	43	41	2	0	0	0	43	68
Stafford	Tolland	43	43	0	0	0	0	43	69
Killingly	Windham	42	42	0	0	0	0	42	70
Windsor Locks	Hartford	47	47	0	0	0	5	42	71
Essex	Middlesex	42	42	0	0	0	1	41	72
Goshen	Litchfield	42	42	0	0	0	1	41	73
Hebron	Tolland	41	41	0	0	0	0	41	74
Lebanon	New London	42	42	0	0	0	1	41	75
Woodbury	Litchfield	43	43	0	0	0	2	41	76
Easton	Fairfield	42	42	0	0	0	2	40	77
East Haven	New Haven	40	40	0	0	0	1	39	78
Ledyard	New London	40	40	0	0	0	1	39	79

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Clinton	Middlesex	48	48	0	0	0	10	38	80
Canton	Hartford	36	36	0	0	0	0	36	81
Haddam	Middlesex	36	36	0	0	0	0	36	82
Killingworth	Middlesex	37	37	0	0	0	1	36	83
Griswold	New London	39	39	0	0	0	4	35	84
Marlborough	Hartford	35	35	0	0	0	1	34	85
Simsbury	Hartford	34	34	0	0	0	1	33	86
Meriden	New Haven	68	68	0	0	0	36	32	87
Ansonia	New Haven	38	32	6	0	0	7	31	88
Bloomfield	Hartford	33	33	0	0	0	2	31	89
Wilton	Fairfield	44	41	0	3	0	13	31	90
East Granby	Hartford	29	29	0	0	0	0	29	91
Bethany	New Haven	29	29	0	0	0	1	28	92
Branford	New Haven	38	26	12	0	0	11	27	93
Middlebury	New Haven	34	34	0	0	0	7	27	94
New Fairfield	Fairfield	28	28	0	0	0	1	27	95
Sherman	Fairfield	27	27	0	0	0	0	27	96
Brooklyn	Windham	26	26	0	0	0	0	26	97
Fairfield	Fairfield	42	42	0	0	0	17	25	98
Harwinton	Litchfield	25	25	0	0	0	0	25	99
Old Lyme	New London	26	26	0	0	0	2	24	100
Columbia	Tolland	24	24	0	0	0	1	23	101
Litchfield	Litchfield	23	23	0	0	0	0	23	102
North Stonington	New London	23	23	0	0	0	0	23	103
Pomfret	Windham	23	23	0	0	0	0	23	104
Ashford	Windham	22	22	0	0	0	0	22	105
Deep River	Middlesex	23	23	0	0	0	1	22	106

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Derby	New Haven	22	22	0	0	0	0	22	107
New Canaan	Fairfield	58	58	0	0	0	36	22	108
Enfield	Hartford	32	32	0	0	0	11	21	109
Roxbury	Litchfield	24	24	0	0	0	3	21	110
Weston	Fairfield	32	32	0	0	0	11	21	111
Bethlehem	Litchfield	20	18	2	0	0	0	20	112
Bolton	Tolland	21	21	0	0	0	1	20	113
North Branford	New Haven	23	23	0	0	0	3	20	114
Darien	Fairfield	48	48	0	0	0	29	19	115
Lisbon	New London	19	19	0	0	0	0	19	116
Orange	New Haven	19	19	0	0	0	0	19	117
Preston	New London	19	19	0	0	0	0	19	118
Waterbury	New Haven	114	101	2	0	11	95	19	119
Wethersfield	Hartford	24	24	0	0	0	5	19	120
Woodbridge	New Haven	22	20	2	0	0	3	19	121
Canterbury	Windham	20	20	0	0	0	2	18	122
Hampton	Windham	18	18	0	0	0	0	18	123
Old Saybrook	Middlesex	23	23	0	0	0	5	18	124
Salem	New London	18	18	0	0	0	0	18	125
Bethel	Fairfield	40	40	0	0	0	23	17	126
Morris	Litchfield	17	17	0	0	0	0	17	127
Plainville	Hartford	19	19	0	0	0	2	17	128
Sterling	Windham	17	15	2	0	0	0	17	129
Thompson	Windham	26	26	0	0	0	9	17	130
Willington	Tolland	17	17	0	0	0	0	17	131
Barkhamsted	Litchfield	16	16	0	0	0	0	16	132
Norwich	New London	29	29	0	0	0	13	16	133

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Lyme	New London	15	15	0	0	0	0	15	134
Middlefield	Middlesex	15	15	0	0	0	0	15	135
Voluntown	New London	15	15	0	0	0	0	15	136
Andover	Tolland	14	14	0	0	0	0	14	137
Chaplin	Windham	14	14	0	0	0	0	14	138
Chester	Middlesex	15	15	0	0	0	2	13	139
Sharon	Litchfield	13	13	0	0	0	0	13	140
Stratford	Fairfield	23	21	2	0	0	11	12	141
Bozrah	New London	11	11	0	0	0	0	11	142
Kent	Litchfield	12	12	0	0	0	1	11	143
Westport	Fairfield	76	76	0	0	0	65	11	144
Bridgewater	Litchfield	10	10	0	0	0	0	10	145
Warren	Litchfield	10	10	0	0	0	0	10	146
Washington	Litchfield	10	10	0	0	0	0	10	147
Franklin	New London	9	9	0	0	0	0	9	148
Hartland	Hartford	9	9	0	0	0	0	9	149
Winchester	Litchfield	15	15	0	0	0	6	9	150
Colebrook	Litchfield	8	8	0	0	0	0	8	151
Scotland	Windham	7	7	0	0	0	0	7	152
Eastford	Windham	6	6	0	0	0	0	6	153
Putnam	Windham	13	13	0	0	0	7	6	154
Union	Tolland	5	5	0	0	0	0	5	155
Cornwall	Litchfield	4	4	0	0	0	0	4	156
Norfolk	Litchfield	4	4	0	0	0	0	4	157
Salisbury	Litchfield	9	9	0	0	0	5	4	158
West Haven	New Haven	43	43	0	0	0	39	4	159
Windham	Windham	5	5	0	0	0	1	4	160

**Connecticut New Housing Authorizations in 2000
In Net Gain Order**

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Unit	3 and 4 Units	5 Units or More	Demolitions	Net Gain	Rank by Net Gain
Canaan	Litchfield	3	3	0	0	0	0	3	161
North Canaan	Litchfield	4	4	0	0	0	1	3	162
Sprague	New London	3	3	0	0	0	0	3	163
East Hartford	Hartford	11	11	0	0	0	12	-1	164
New Britain	Hartford	13	13	0	0	0	79	-66	165
New London	New London	1	1	0	0	0	85	-84	166
New Haven	New Haven	25	25	0	0	0	122	-97	167
Bridgeport	Fairfield	106	56	0	3	47	215	-109	168
Hartford	Hartford	61	11	50	0	0	248	-187	169

Connecticut Housing Inventory
Housing Units in Connecticut Towns: End of December 2000 Estimates

State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile Homes & Others 98	1997 Demolition	1998 Demolition
Connecticut		1,399,819	889,770	121,349	122,155	239,742	30,964	1,193	2,968
Andover	Tolland	1,173	1,088	12	20	48	7	1	1
Ansonia	New Haven	7,799	3,674	2,272	914	866	85	5	7
Ashford	Windham	1,779	1,366	66	30	257	62	2	0
Avon	Hartford	6,612	5,618	111	226	572	92	4	3
Barkhamsted	Litchfield	1,489	1,302	39	12	91	48	1	2
Beacon Falls	New Haven	2,264	1,635	134	93	221	183	2	0
Berlin	Hartford	7,042	6,059	547	99	240	100	2	1
Bethany	New Haven	1,837	1,731	24	12	6	64	0	0
Bethel	Fairfield	6,771	5,117	728	278	536	119	6	1
Bethlehem	Litchfield	1,410	1,260	67	26	22	35	0	0
Bloomfield	Hartford	8,175	6,277	174	310	1,315	101	0	2
Bolton	Tolland	1,905	1,740	30	21	90	25	0	1
Bozrah	New London	966	821	65	10	39	31	0	0
Branford	New Haven	13,673	9,189	944	763	2,177	634	21	13
Bridgeport	Fairfield	55,625	16,899	9,757	11,946	16,192	1,306	199	276
Bridgewater	Litchfield	825	788	19	7	1	11	0	1
Bristol	Hartford	25,871	14,988	2,834	2,935	4,479	679	18	26
Brookfield	Fairfield	5,823	5,107	81	176	380	82	3	0
Brooklyn	Windham	2,707	1,977	121	125	390	94	0	0
Burlington	Hartford	2,984	2,881	36	32	17	21	3	0
Canaan	Litchfield	613	574	15	8	0	17	0	1
Canterbury	Windham	1,741	1,583	27	28	44	64	5	0
Canton	Hartford	3,612	2,906	265	155	238	58	5	5
Chaplin	Windham	889	732	12	45	13	87	0	0
Cheshire	New Haven	9,638	8,262	202	257	821	103	3	4
Chester	Middlesex	1,561	1,300	76	58	80	48	0	1

Clinton	Middlesex	5,812	4,646	248	233	367	325	2	5
Colchester	New London	5,421	4,059	281	232	604	259	1	13
Colebrook	Litchfield	680	648	20	1	0	11	0	0
Columbia	Tolland	2,016	1,908	72	19	10	9	2	0
Cornwall	Litchfield	893	840	28	3	3	19	0	0
Coventry	Tolland	4,564	4,193	116	95	120	45	2	3
Cromwell	Middlesex	5,603	4,074	278	308	813	133	2	1
Danbury	Fairfield	28,270	14,685	3,359	3,053	6,105	1,090	0	22
Darien	Fairfield	6,852	6,474	174	69	104	52	9	12
Deep River	Middlesex	1,968	1,512	126	91	198	42	0	1
Derby	New Haven	5,496	2,676	1,170	724	812	118	0	4
Durham	Middlesex	2,369	2,179	73	65	35	22	1	4
East Granby	Hartford	1,931	1,617	40	72	191	13	2	0
East Haddam	Middlesex	3,921	3,615	137	83	55	53	4	18
East Hampton	Middlesex	4,689	3,871	261	187	285	99	10	4
East Hartford	Hartford	21,355	11,715	1,857	1,770	5,173	845	2	3
East Haven	New Haven	11,413	8,018	687	367	2,098	262	8	11
East Lyme	New London	7,644	6,623	283	141	481	121	1	4
East Windsor	Hartford	4,410	2,684	314	249	875	295	5	2
Eastford	Windham	692	597	25	9	7	54	0	0
Easton	Fairfield	2,520	2,484	12	2	5	17	0	0
Ellington	Tolland	5,328	3,640	211	213	1,202	63	1	0
Enfield	Hartford	17,106	12,941	1,194	1,089	1,717	165	0	0
Essex	Middlesex	3,035	2,345	122	174	339	55	0	0
Fairfield	Fairfield	21,128	17,797	1,363	784	990	221	27	0
Farmington	Hartford	9,852	7,142	381	728	1,471	145	6	9
Franklin	New London	703	633	35	7	1	30	2	1
Glastonbury	Hartford	12,632	10,423	612	561	917	125	5	1
Goshen	Litchfield	1,477	1,394	25	23	16	20	1	0
Granby	Hartford	3,991	3,686	72	67	120	54	2	6
Greenwich	Fairfield	24,200	16,532	2,783	1,356	3,194	428	37	56
Griswold	New London	4,633	2,987	520	335	491	310	9	1
Groton	New London	17,437	10,265	1,299	1,445	3,490	961	20	3
Guilford	New Haven	8,708	7,857	280	218	251	114	2	10
Haddam	Middlesex	2,895	2,654	131	35	39	39	1	2
Hamden	New Haven	23,852	14,882	1,393	1,363	5,890	335	8	3

Hampton	Windham	707	622	26	13	1	45	0	0
Hartford	Hartford	54,353	9,269	5,974	12,597	27,007	785	79	1,200
Hartland	Hartford	788	760	16	1	1	10	0	0
Harwinton	Litchfield	2,065	1,985	38	24	7	12	1	0
Hebron	Tolland	3,091	2,874	78	44	78	18	1	0
Kent	Litchfield	1,556	1,289	88	73	60	46	0	0
Killingly	Windham	6,921	4,219	895	618	876	317	4	0
Killingworth	Middlesex	2,381	2,067	20	2	0	300	2	6
Lebanon	New London	2,774	2,463	68	74	18	153	0	2
Ledyard	New London	5,618	4,794	74	269	248	234	0	1
Lisbon	New London	1,589	1,341	83	25	17	123	0	0
Litchfield	Litchfield	3,777	3,042	275	168	209	84	1	0
Lyme	New London	1,121	1,086	4	0	2	29	0	0
Madison	New Haven	7,529	6,934	143	112	274	80	3	11
Manchester	Hartford	23,249	12,906	2,769	1,703	5,584	297	4	6
Mansfield	Tolland	5,562	3,387	237	894	652	392	0	0
Marlborough	Hartford	2,182	2,047	42	25	45	24	1	0
Meriden	New Haven	24,746	13,227	3,317	3,117	4,752	473	103	37
Middlebury	New Haven	2,578	2,454	54	18	38	19	2	3
Middlefield	Middlesex	1,737	1,583	70	40	27	22	2	3
Middletown	Middlesex	19,464	9,443	1,876	1,250	6,642	275	12	10
Milford	New Haven	22,040	16,815	945	1,194	2,410	681	5	0
Monroe	Fairfield	6,495	5,999	50	95	212	145	1	5
Montville	New London	6,860	5,202	289	387	461	529	4	4
Morris	Litchfield	1,186	1,087	33	28	8	31	0	1
Naugatuck	New Haven	12,551	7,472	1,534	1,166	1,905	482	1	7
New Britain	Hartford	31,757	10,239	5,449	6,307	9,742	363	62	281
New Canaan	Fairfield	7,212	6,076	478	267	321	125	24	31
New Fairfield	Fairfield	5,510	5,387	55	15	21	37	1	4
New Hartford	Litchfield	2,599	2,267	123	46	146	29	4	8
New Haven	New Haven	54,143	12,126	9,909	13,395	18,271	812	0	370
New London	New London	11,848	3,754	2,206	1,590	4,111	199	0	12
New Milford	Litchfield	10,602	8,078	479	449	1,341	269	8	6
Newington	Hartford	12,350	9,646	301	370	1,842	202	11	0
Newtown	Fairfield	8,952	8,473	137	137	23	200	10	8
Norfolk	Litchfield	931	780	61	24	48	20	1	1

North Branford	New Haven	5,120	4,412	93	82	421	118	3	3
North Canaan	Litchfield	1,497	1,089	124	97	161	27	0	1
North Haven	New Haven	9,075	7,844	186	54	936	62	7	0
North Stonington	New London	2,087	1,915	41	20	13	98	0	0
Norwalk	Fairfield	33,186	17,955	3,945	2,677	8,058	608	33	24
Norwich	New London	16,596	7,335	2,741	2,143	3,624	785	11	21
Old Lyme	New London	4,769	4,442	143	114	45	32	4	3
Old Saybrook	Middlesex	5,343	5,002	85	86	100	75	2	3
Orange	New Haven	4,765	4,593	55	12	65	44	4	0
Oxford	New Haven	3,536	3,422	69	19	1	31	4	2
Plainfield	Windham	5,792	3,724	811	433	578	258	6	6
Plainville	Hartford	7,752	5,126	677	436	1,326	196	4	5
Plymouth	Litchfield	4,907	3,693	419	375	289	136	5	0
Pomfret	Windham	1,531	1,236	68	60	81	86	0	0
Portland	Middlesex	3,585	2,838	352	214	159	28	3	3
Preston	New London	1,875	1,692	57	52	9	65	0	0
Prospect	New Haven	3,085	2,836	48	16	4	186	4	1
Putnam	Windham	3,901	1,999	665	770	436	33	0	2
Redding	Fairfield	3,244	3,094	74	16	10	53	0	3
Ridgefield	Fairfield	8,888	7,649	280	280	579	100	0	0
Rocky Hill	Hartford	7,927	4,912	152	563	2,182	120	2	0
Roxbury	Litchfield	1,053	1,034	6	0	1	14	1	1
Salem	New London	1,451	1,278	43	23	72	37	0	2
Salisbury	Litchfield	2,561	2,198	94	90	77	110	1	7
Scotland	Windham	563	514	19	0	0	30	0	0
Seymour	New Haven	6,340	4,310	686	247	1,054	52	0	9
Sharon	Litchfield	1,684	1,497	84	17	40	48	2	0
Shelton	Fairfield	14,643	11,442	960	801	927	529	10	6
Sherman	Fairfield	1,658	1,634	8	0	3	14	1	0
Simsbury	Hartford	8,808	7,523	200	311	689	97	10	2
Somers	Tolland	3,075	2,772	113	114	59	19	1	1
South Windsor	Hartford	9,083	7,957	114	150	651	219	3	5
Southbury	New Haven	7,792	6,456	353	467	337	180	1	0
Southington	Hartford	15,903	12,071	1,194	480	1,451	729	2	20
Sprague	New London	1,159	650	312	74	102	21	0	0
Stafford	Tolland	4,679	3,415	395	343	463	67	4	0

Stamford	Fairfield	47,272	21,957	3,844	4,351	16,317	852	39	10
Sterling	Windham	1,089	900	96	24	8	63	0	2
Stonington	New London	8,619	6,024	970	721	550	364	6	4
Stratford	Fairfield	20,590	15,274	2,101	879	2,003	345	6	6
Suffield	Hartford	5,006	4,237	235	154	307	76	0	3
Thomaston	Litchfield	3,072	2,160	291	225	324	73	0	1
Thompson	Windham	3,841	2,879	300	255	165	270	1	27
Tolland	Tolland	4,789	4,563	30	43	127	27	1	0
Torrington	Litchfield	15,913	8,799	3,055	1,602	2,267	218	20	8
Trumbull	Fairfield	12,193	11,350	116	217	461	56	5	2
Union	Tolland	332	319	7	0	0	6	0	0
Vernon	Tolland	12,984	6,734	811	1,404	3,566	478	8	1
Voluntown	New London	1,053	959	48	23	14	10	1	0
Wallingford	New Haven	17,480	11,715	1,597	1,282	2,335	560	6	3
Warren	Litchfield	669	647	6	4	0	13	1	0
Washington	Litchfield	1,999	1,787	75	53	42	49	2	5
Waterbury	New Haven	47,536	19,191	5,267	10,131	12,407	732	83	109
Waterford	New London	8,110	7,197	265	151	294	213	8	2
Watertown	Litchfield	8,276	6,511	736	454	522	61	4	4
West Hartford	Hartford	25,361	17,794	1,764	1,485	4,103	221	0	6
West Haven	New Haven	22,779	11,391	2,662	2,131	6,284	344	18	15
Westbrook	Middlesex	3,542	2,913	140	125	111	256	0	3
Weston	Fairfield	3,488	3,427	49	1	2	29	8	12
Westport	Fairfield	9,989	9,181	314	158	199	189	20	32
Wethersfield	Hartford	11,256	8,943	536	484	1,192	105	4	0
Willington	Tolland	2,456	1,623	95	74	604	61	1	0
Wilton	Fairfield	6,312	5,767	68	75	356	63	10	7
Winchester	Litchfield	5,238	3,033	844	458	756	150	0	3
Windham	Windham	8,852	3,948	1,201	1,211	2,058	446	10	2
Windsor	Hartford	10,846	8,913	505	568	709	151	0	0
Windsor Locks	Hartford	5,091	3,906	360	136	655	40	0	6
Wolcott	New Haven	5,697	5,166	95	74	331	38	3	4
Woodbridge	New Haven	3,180	2,939	125	8	93	15	0	0
Woodbury	Litchfield	3,904	3,064	145	173	461	62	1	0
Woodstock	Windham	2,988	2,637	94	91	112	54	0	0

Connecticut Housing Inventory
Housing Units in Connecticut Counties: End of December 2000 Estimates

State/County	All units	1-unit	2-unit	3/4 units	5+ units	Mobile Homes & Others 98	1997 Demolition	1998 Demolition
Connecticut	1,399,819	889,770	121,349	122,155	239,742	30,964	1,193	2,968
Fairfield	340,821	219,760	30,736	27,633	56,998	6,660	449	517
Hartford	357,285	215,186	28,725	34,063	74,811	6,328	236	1,592
Litchfield	80,876	60,846	7,189	4,440	6,892	1,613	54	50
Middlesex	67,905	50,042	3,995	2,951	9,250	1,772	41	64
New Haven	344,652	201,227	34,244	38,236	65,060	6,807	296	626
New London	112,333	75,520	9,827	7,836	14,686	4,604	67	73
Tolland	51,954	38,256	2,207	3,284	7,019	1,217	22	7
Windham	43,993	28,933	4,426	3,712	5,026	1,963	28	39
	1,399,819	889,770	121,349	122,155	239,742	30,964	1,193	2,968

DESCRIPTION OF SURVEY AND SUPPLEMENTARY INFORMATION SERVICES

The statistics provided in this publication were based on reports submitted monthly by local building officials in Connecticut, in response to a mail survey conducted by the U. S. Bureau of the Census.

The estimated inventory of housing units in Connecticut towns was based on the net change in housing units authorized from January 1991 through the end of December 1998, which was added to the full count of housing units in structures, were derived from the monthly reports and the 1990 Census of Population and Housing.

DATA PROCESSING AND ESTIMATION PROCEDURES

The data that were reported monthly was successively downloaded electronically from the diskette distributed by Census. They include data estimated by the U.S. Bureau of the Census for those places that provided reports for fewer than 12 months in a year. If a community issued no reports to Bureau of the Census, that town will not appear in the tables listing data by town.

SURVEY CHANGES

At some locations, statistics on new housing units authorized in the permit jurisdiction have been kept for more than a century. The U.S. Bureau of the Census has published a book useful for time-series analysis, Housing Construction Statistics: 1889 to 1964.

In 1954, the Bureau of Labor Statistics of the U. S. Department of Labor published permit data for virtually all the permit-issuing locations surveyed. Since 1959, the U.S. Bureau of the Census of the U.S. Department of Commerce has been collecting permit information through mail surveys of local building officials in 17,000 locations.

The State of Connecticut has actively cooperated with the federal government since this mail survey began. The Department of Public Works was the first cooperating agency, succeeded by the Department of Community Affairs, the Department of Housing and now the Department of Economic and Community Development.

Beginning in January 1987, several changes were made to the reporting and classifying of various survey items. Buildings and the valuation of additions, alterations, and conversions to residential buildings were classified under a common item number. Similarly, buildings and the evaluation of additions, alterations, and conversions to non-housekeeping and nonresidential buildings were classified under a common item number. In both circumstances, housing units were no longer reported.

The survey no longer distinguished between additions, alterations, and conversions that resulted in an increase, or decrease to the housing inventory in Connecticut. Furthermore, mobile homes were no longer within the scope of the survey.

DATA RELIABILITY

Although the statistics in this report were not subject to sampling variability, they were subject to various response and operational errors that could be attributed to many sources such as the inability to obtain information about all cases, the differences in the interpretation of questions, the inability or unwillingness by respondents to provide correct information, and data-processing errors.

Explicit measures of the effects of these were not available. However, DECD believed that most of the important operational errors were detected in the course of the cooperative review of the data for reasonableness and consistency. The participants in the review included the U.S. Bureau of the Census, DECD, and local officials.

The review by DECD did not end with this publication. As errors are resolved or permits modified or rescinded, the computer file is updated.

DATA LIMITATIONS

In Connecticut, by state statute no building or structure may be “constructed or altered until an application has been filed (with a municipal building official) by the owner of the premises affected or his agent,” and a permit has been issued.

Building permits have been required prior to the beginning of any construction or alteration since October 1, 1970. Similarly, no person may “demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking” from a municipal administrative officer (C.G.S. Sec. 29-263; 29-406)

Continuing sample surveys conducted by the U.S. Bureau of the Census indicate that construction resulted in all but two percent of the new housing units nationally authorized by permits.

Construction typically begins during the month of the permit issuance, and most of the remaining works begins within the following three months.

Therefore, the housing-unit statistics displayed in this report do not represent the number of units actually put into construction for the period shown, and should not be directly interpreted as “housing starts”.

In certain instances, a developer may have been given notice to proceed with the construction of federal public housing without a reported building permit. In these instances the data relate to the award of construction contract.

DATA CHARACTERISTICS

The working definition of a housing unit was “a room or group of rooms intended for occupancy as separate living quarters”. Hence, each apartment unit in an apartment building was counted as one housing unit. For example, one new building containing 260 apartments would appear in the housing unit table as 260 housing units.

However, a housing unit may be unoccupied at a particular time or year-round. By contrast, a household included all the persons who occupy a housing unit. To estimate the number of households it was necessary to multiply the overall number of housing units. At a given time by the overall owner-occupied and renter-occupied housing units observed in the most recent census or other vacancy survey by the number of all housing units at the time of the survey.

To avoid duplication, respondents were cautioned to include foundation permits only when a separate foundation permit was issued, and it has a construction cost. Respondents were obstructed to include the cost of the foundation when it was authorized, but not to enter the number of buildings or housing units. Buildings, housing units, and remaining costs were counted only in the month that the superstructures were authorized. Similarly, when the superstructure only constituted a shell, the cost of completion of the interior was included in the month that the completion was authorized.

The valuation of construction as displayed in these tables was the cost of construction as recorded on the building permit. This figure usually excluded the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations.

According to the U.S. Bureau of the Census, the characteristics of building-permit data further restricted their value as indicators of the dollar volume of residential and nonresidential construction. Any attempt to use these figures for inter-area comparisons of construction volume must, at best, be made cautiously and with broad reservation.